

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>01-070</u></a>	<a href="#"><u>ROBERTO HEVIA</u></a>
<a href="#"><u>01-358</u></a>	<a href="#"><u>SARLABOUS FAMILY TRUST</u></a>
<a href="#"><u>03-011</u></a>	<a href="#"><u>CITY OF CORAL GABLES</u></a>
<a href="#"><u>03-111</u></a>	<a href="#"><u>HUGO D. BOSCH</u></a>
<a href="#"><u>03-112</u></a>	<a href="#"><u>OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT</u></a>
<a href="#"><u>03-225</u></a>	<a href="#"><u>JEAN &amp; DEBORAH WARNER</u></a>
<a href="#"><u>03-250</u></a>	<a href="#"><u>CARIDAD PEREZ, TRUSTEE</u></a>
<a href="#"><u>03-324</u></a>	<a href="#"><u>NEIL KADRE</u></a>
<a href="#"><u>03-313</u></a>	<a href="#"><u>MANUEL &amp; MARGARITA DELGADO</u></a>
<a href="#"><u>03-350</u></a>	<a href="#"><u>JUAN V. PEREZ</u></a>
<a href="#"><u>03-388</u></a>	<a href="#"><u>GAVI INVESTMENT, INC.</u></a>
<a href="#"><u>04-007</u></a>	<a href="#"><u>SUSAN POU DE BOVEDA</u></a>
<a href="#"><u>04-092</u></a>	<a href="#"><u>DONALD A. &amp; MARIA MIDENCE</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 2/24/04 TO THIS DATE:

HEARING NO. 03-10-CZ10-3 (03-112)

2-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: OFFICE OF PUBLIC TRANSPORTATION MANAGEMENT

GU to RU-4L

SUBJECT PROPERTY: A portion of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 54 South, Range 39 East, more particularly described as follows:

Commence at the Southeast corner of the SE  $\frac{1}{4}$  of said Section 2; thence N1°29'52"W along the east line of said SE  $\frac{1}{4}$ , a distance of 859.9'; thence S87°43'55"W, a distance of 40' to the intersection with the W/ly right-of-way line of S.W. 127<sup>th</sup> Avenue (as per Official Records Book 14976, Page 2758), being the Point of beginning of the hereafter described parcel of land; thence continue S87°43'55"W, along the south line of the NE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$  of said Section 2, a distance of 622.78' to the intersection with the west line of said NE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ ; thence N1°27'37"W, along said west line of said NE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$ , a distance of 168.35' to the intersection with the S/ly right-of-way line of S.W. 8<sup>th</sup> Street; (S.R. 90, also U.S. 41 Tamiami Trail); thence N89°43'30"E along said S/ly right-of-way line of S.W. 8<sup>th</sup> Street, a distance of 598.29' to the Point of tangency of a curve to the right having as its elements a central angle of 88°46'38", a radius of 25' a chord distance of 34.98', and a chord bearing of S45°53'11"E; thence SE/ly along the arc of said curve to the right a distance of 38.74' to the Point of tangency in the intersection with the W/ly right-of-way line of said S.W. 127 Avenue; thence S1°29'52"E along said W/ly right-of-way line a distance of 122.21' to the Point of beginning.

LOCATION: The Southwest corner of S.W. 8 Street & S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.36 Acres

GU (Interim)

RU-4L (Limited Apt. House 23 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/23/04 TO THIS DATE:

HEARING NO. 02-3-CZ10-2 (01-358)

10-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: SARLABOUS FAMILY TRUST

- (1) MODIFICATION of Condition #2 of Resolution Z-227-87, passed and adopted by the Board of County Commissioners, and further modified by Resolution 5ZAB-56-95, passed and adopted by the Zoning Appeals Board, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Covered Walkway for the Sarlabous,' as prepared by Gilberto E. Mojica, P.E., dated received 8/3/94 and consisting of 4 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed New Addition for the Sarlabous,' as prepared by E. C. & Assocs., Inc. consisting of 2 sheets; Sheet 1 dated 1/22/02 and Sheet 2 dated 11/5/01."

The purpose of this request is to permit the applicant to submit new site plans indicating the proposed game room/sitting room addition for a previously approved home for the aged.

- (2) Applicant is requesting to permit a proposed addition setback a minimum of 7.5' (50' required; 25' previously approved) from the rear (east) property line.
- (3) Applicant is requesting to permit a CBS building (laundry room) spaced 2' (10' required) from a covered walkway.
- (4) Applicant is requesting to permit parking spaces to back out onto S.W. 79<sup>th</sup> Court (not permitted).

Upon a demonstration that the applicable standards have been satisfied approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and requests #2 - #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 6 & 7, Block 5, FONTAINBLUE GARDENS, Plat book 65, Page 8.

LOCATION: 7930 S.W. 11 Street & 1061 S.W. 79 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.566 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 3/23/04 TO THIS DATE:

HEARING NO. 04-3-CZ10-4 (03-324)

3-54-40  
Council Area 10  
Comm. Dist. 6

APPLICANT: NEIL KADRE

- (1) SPECIAL EXCEPTION to resubdivide and reface a platted lot into three lots
- (2) NON-USE VARIANCE OF ZONING AND SUBDIVISION REGULATIONS requiring section line roads to be 80' in width; to waive same to permit the east half of S.W. 87 Avenue to be 35' in width (40' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A Plan is on file and may be examined in the Zoning Department, entitled "Waiver of Plat," as prepared by Nelson Mojarena, Surveyor, dated revised 3/18/03 and consisting of one sheet.

SUBJECT PROPERTY: Lot 13, Block 3, FLAGLER WATERWAY ESTATES, Plat book 44, Page 44.

LOCATION: The Northeast corner of S.W. 87 Avenue (Galloway Road) & S.W. 4 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 300' x 139'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 4/27/04 TO THIS DATE:

HEARING NO. 03-12-CZ10-5 (03-111)

16-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: HUGO D. BOSCH

- (1) RU-2 to RU-5
- (2) Applicant is requesting approval to permit a lot with a frontage of 50' and an area of 4,320 sq. ft. (100' frontage required and 10,000 sq. ft. area required).
- (3) Applicant is requesting to permit an 18' wide two-way drive (20' required).
- (4) Applicant is requesting to permit a 2' wide landscaped buffer along the property line to the north (5' width required between parking areas and a dissimilar land use).
- (5) Applicant is requesting to permit parking within 25' of a right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #4 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Office Building-Hugo Bosch," as prepared by The Florida Home Improvement Corp., dated 11/20/03 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 79, BIRD ROAD HIGHLANDS, Plat book 20, Page 31.

LOCATION: 3310 S.W. 87 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 86' x 50'

RU-2 (Two Family Residential)

RU-5 (Semi-professional Offices & Apartments)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 4/27/04 TO THIS DATE:

HEARING NO. 04-2-CZ10-1 (03-11)

14-54-40

Council Area 10

Comm. Dist. 10

APPLICANT: CITY OF CORAL GABLES

MODIFICATION of Conditions #2, #10 & #11 of Resolution Z-2-00, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'City of Coral Gables Maintenance Facility,' as prepared by Wolfberg Alvarez & Partners, dated 1/18/99, dated last revised 2/26/99, consisting of 18 sheets, plans entitled 'City of Coral Gables Maintenance Facility,' as prepared by Wolfberg Alvarez & Partners dated, received 2/9/00, consisting of 2 sheets, along with plans entitled 'Boundary & Topographic Survey,' as prepared by C. A. P. Engineering Consultants, dated 7/98, consisting of 8 sheets, for a total of 25 sheets, except as herein modified to provide the required widths for the one-way drives (with the exception of the weight station, only), two-way drives and back-out space."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'City of Coral Gables Maintenance and Storage Facility,' as prepared by The City of Coral Gables Public Works Department, consisting of 2 pages and dated received 12/19/03."

FROM: "10. That the entire incinerator facility, which as depicted in the plans consists of the smokestacks, the adjacent building and all accessory structures, shall be demolished and removed from the property within 3 years of the approval of this zoning application. Pending its demolition and removal, the applicant shall cause the following improvements to be made to the incinerator facility, (a) all broken windows will be repaired or replaced; (b) the property shall be landscaped in accordance with county regulations; (c) all debris shall be removed; and (d) the building shall be painted. The applicant shall commence the improvements to the incinerator facility within 5 business days following the expiration of the appeal period on the resolution approving the application; provided that if an appeal of the resolution is filed, the improvements shall commence within 5 business days of an appellate decision affirming the approval of the application becoming final and not subject to additional appeals. The improvements shall be completed within 180 days of the date of commencement of said improvements."

TO: "10. That the smokestack be demolished and removed from the property within 7 years of the approval of this zoning application. Pending its demolition and removal, the applicant shall cause the following improvements to be made to the incinerator facility, (a) all broken windows will be repaired or replaced; (b) the property shall be landscaped in accordance with county regulations; (c) all debris shall be removed; and (d) the building shall be painted. The applicant shall commence the improvements to the incinerator facility within 5

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APPLICANT: CITY OF CORAL GABLES

PAGE TWO

business days following the expiration of the appeal period on the resolution approving the application; providing that if an appeal of the resolution is filed, the improvements shall commence within 5 business days of an appellate decision affirming the approval of the application becoming final and not subject to additional appeals. The improvements shall be completed within 180 days of the date of commencement of said improvements."

FROM: "11. That the applicant shall be permitted to operate the automotive repair facility including auto painting, top and body work, welding shop, cabinet shop and grinding shop between the hours of 6:30 a.m. and 5:00 p.m., Mondays through Fridays, only."

TO: "11. That the applicant shall be permitted to operate the automotive repair facility including auto painting, top and body work, welding shop, cabinet shop and grinding shop between the hours of 7:30 a.m. and 5:00 p.m., Mondays through Fridays, only."

The purpose of the request is to allow the maintenance and continued use of certain structures previously required to be demolished, to allow additional time to complete the demolition of the smokestack, to reduce the hours of operation and to allow the applicant to submit a revised plan showing a larger area for the storage of plants and landscaping materials.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: A portion of Tract 1 of UTILITIES CENTER, Plat book 50, Page 91, more particularly described as follows:

Commence at the Point of intersection of the west line of east 12.5' of said Tract 1, with the south line of the north 1,010.8' of said Tract 1; thence run S0°46'30"E along the west line of the east 12.5' of said Tract 1 for a distance of 383.9' to the Point of beginning; thence continue along the west line of the east 12.5' of said Tract 1, S0°46'30"E, for a distance of 868.55' to the Point of intersection with the south line of said Tract 1; thence run N57°15'6"W along the south line of said Tract 1, for a distance of 1,591.13' to the Point of intersection with the west line of said Tract 1; thence run N32°44'54"E, along the west line of said Tract 1, for a distance of 428.57' to the Point of curvature of a circular curve, concave to the west; thence run NE/ly along the west line of said Tract 1 and along the arc of said circular curve, having a radius of 95', central angle of 15°0'17", for an arc distance of 24.88'; thence run S57°15'6"E, for a distance of 540.79'; thence run S84°17'14"E, for a distance of 110'; thence run S57°15'6"E, for a distance of 45'; thence run S77°55'8"E, for a distance of 85'; thence run S57°15'6"E, for a distance of 120'; thence run N32°44'54"E, at right angle to the previously described course for a distance of 193'; thence run S57°15'6"E, at right angle to the previously described course for a distance of 102'; thence run S10°35'38"E, for a distance of 55'; thence run S81°41'55"E, for a distance of 122.24' to the Point of beginning.

LOCATION: 2800 S.W. 72 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 16.64 Acres

PRESENT ZONING: IU-3 (Industry – Unlimited)

THE FOLLOWING HEARING WAS DEFERRED FROM 4/27/04 TO THIS DATE:

HEARING NO. 04-3-CZ10-1 (03-225)

14-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANTS: JEAN & DEBORAH WARNER

- (1) UNUSUAL USE to permit a day care center and a kindergarten.
- (2) Applicant is requesting to permit a school and school uses to setback 0' from the interior side (south) property line and 0' from the rear (west) property line and 16' from the interior side (north) property line and 45' from the front (east) property line (250' required from all property lines).
- (3) Applicant is requesting to permit parking spaces and driveways within 25' of a right-of-way (not permitted).
- (4) Applicant is requesting to permit a school with 10,436 sq. ft. of outdoor recreation area (11,745 sq. ft. required).
- (5) Applicant is requesting to permit a lot coverage of 21.9% (15% permitted).
- (6) Applicant is requesting to permit an accessory use to setback 2'6" (20' required) from the interior side (south) property line.
- (7) Applicant is requesting to permit parallel parking spaces with a width of 7.5' (8' required) and a depth of 20.5' (23' required).
- (8) Applicant is requesting to permit a one-way drive with a width varying from 8' to 13' (14' required).
- (9) Applicant is requesting to permit 0 stacking spaces (5 spaces required).
- (10) Applicant is requesting to permit a fence and landscaping within the safe site distance triangle (no structures over 2½' in height permitted).
- (11) Applicant is requesting to permit a site with a lot area of 0.77 gross acre (5 acres gross required)

Upon a demonstration that the applicable standards have been satisfied, approval requests #2, - #10 inclusive may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Montessori Children's Academy," as prepared by the Corradino Group, consisting of 3 pages and dated 7/22/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, less the east 5' for right-of-way in Block 16, J.G. HEAD'S FARMS, UNIT "A", Plat book 46, Page 13, in Section 14, Township 54 South, Range 39 East.

LOCATION: 4030 S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.68 Acre Net

PRESENT ZONING: AU (Agricultural – Residential)



THE FOLLOWING HEARING WAS DEFERRED FROM 4/27/04 TO THIS DATE:

HEARING NO. 01-7-CZ10-3 (01-70)

21-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: ROBERTO HEVIA

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing covered terrace addition setback 11' (25' required) from the rear (south) property line and resulting in a lot coverage of 40% (35% permitted).
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing storage shed setback 0' (5' required) from the rear (south) property line and setback 0' (7.5' required) from the interior side (east) property line.

Plans are on file and may be examined in the Zoning Department entitled "Patio Storage and Open Terrace," preparer unknown, dated received 3/5/01 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 2, UNIVERSITY HOMES, SECTION ONE, Plat book 69, Page 86.

LOCATION: 9040 S.W. 45 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 78' x 98.6'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO.04-5-CZ10-1 (03-250)

17-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: CARIDAD PEREZ, TRUSTEE

AU to RU-1M(b)

SUBJECT PROPERTY: The north  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , LESS: the east 360' of the north 205' and LESS: the east 35' thereof, in Section 17, Township 54 South, Range 40 East. AND: The west 325' of the 360' of the north 205' of the north  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , LESS: the east 175' of the north 130' thereof, in Section 17, Township 54 South, Range 40 East.

LOCATION: Lying between S.W. 97 Avenue & S.W. 98 Avenue and south of S.W. 34 Street,  
A/K/A: 3430 S.W. 97 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

AU (Agricultural – Residential)

RU-1M(b) (Modified Single Family Residential District – 6,000 sq. ft. net)

APPLICANTS: MANUEL & MARGARITA DELGADO

- (1) MODIFICATION of Condition #2 of Resolution 4ZAB-487-76, passed & adopted by the Zoning Appeals Board and last modified by Resolution 4ZAB-148-79, passed and adopted by the Zoning Appeals Board, and reading as follows:

FROM: "2. That said plan be substantially in accordance with the plan submitted for the hearing entitled 'Addition to Residence of Mr. & Mrs. Manuel Delgado,' prepared by Raul A. Alvarez and dated October, 1978 and dated received by the Building and Zoning Department January 2, 1979."

TO "2. That said plans be substantially in accordance with the plans submitted for the hearing entitled 'Delgado Residence,' as prepared by Manuel Diego Calderin, consisting of four pages: Sheets A-1, A-2 & A-3 dated September 22, 2003 and Sheet A-1A, dated February 26, 2004."

The purpose of the request is to allow the applicant to submit revised plans showing an addition to a single family residence.

- (2) Applicant is requesting to permit an addition to a single family residence setback 7.7' (25' required) from the rear (east) property line (16'10" previously approved).
- (3) Applicant is requesting to permit the aforementioned single family residence setback 6.5' (7.5' required) from the interior side (south) property line.
- (4) Applicant is requesting to permit the aforementioned single family residence setback 6' (7.5' required) from the interior side (north) property line.
- (5) Applicant is requesting to permit a lot coverage of 39.23% (35% permitted).
- (6) Applicant is requesting to permit a wall with a gate at a height of 8' (6' maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and requests #2-6 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 24, Block 2, MILLER HEIGHTS, SECTION 1, Plat book 65, Page 1.

LOCATION: 5035 S.W. 87 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9,950 sq. ft.

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: JUAN V. PEREZ

- (1) USE VARIANCE to permit RU-5A uses in the RU-1 zone.
- (2) Applicant is requesting to permit a section line road to be 35' in width to the centerline of the road (50' required).
- (3) Applicant is requesting to permit a lot with an area of 7,200 sq. ft. (10,000 sq. ft. required).
- (4) Applicant is requesting to permit 6 parking spaces (10 parking spaces required).
- (5) Applicant is requesting to permit an office building setback 14.17' (25' required) from the rear (north) property line.
- (6) Applicant is requesting to permit said office building setback 4.4' setback (15' required) from the interior side (west) property line.
- (7) Applicant is requesting to permit said office building setback 7' (15' required) from the interior side (east) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #7 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Juan V. Perez," as prepared by Rafael M. Rojas, P. E., dated 2/27/04 and consisting of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 18 & 19, Block 8, CORAL WAY PARK, SECTION "B", Plat book 11, Page 41.

LOCATION: 6283 S.W. 24 Street, Miami-Dade County Florida.

SIZE OF PROPERTY: 80' x 90'

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 04-5-CZ10-4 (03-388)

17-54-40  
Council Area 10  
Comm. Dist. 10

APPLICANT: GAVI INVESTMENT, INC.

GU to RU-1M(a)

SUBJECT PROPERTY: The south 105' of the north 210' of Tracts 41 through 46 inclusive of LITTLE PLANTATIONS OF MIAMI, Plat book 8, Page 40.

LOCATION: The Northeast corner of S.W. 102 Avenue & theoretical S.W. 26 Terrace, A/K/A: 2635 S.W. 102 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1 Acre

GU (Interim)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 04-5-CZ10-5 (04-7)

16-54-39  
Council Area 10  
Comm. Dist. 11

APPLICANT: SUSAN POU DE BOVEDA

GU to RU-5A

SUBJECT PROPERTY: The west 200' of the east 840' of the north  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , less the north 40' in Section 16, Township 54 South, Range 39 East.

LOCATION: The south side of S.W. 26 Street & approximately 479' east of S.W. 149 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 200' x 290'

GU (Interim)  
RU-5A (Semi-professional Offices)

HEARING NO. 04-5-CZ10-6 (04-92)

G. L. 1  
53/54-39  
Council Area 10  
Comm. Dist. 12

APPLICANTS: DONALD A. & MARIA MIDENCE

Applicant is requesting to permit penetrable openings of 6 linear feet (21 linear feet required) on a zero lot line residence.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-Family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Mr. Midence," as prepared by Gilberto E. Mojica, P. E., dated 1/25/04 and consisting of one sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 117, Block 16, LAKE POINTE, SECTION 2, Plat book 133, Page 49.

LOCATION: 663 N.W. 122 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3,550 sq. ft.

PRESENT ZONING: RU-TH (Townhouse –8.5 units/net acre)